

## DOWNTOWN COMMISSION RESULTS

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**Tuesday, July 28, 2015**

**50 W. Gay Street, (Beacon Building) Conference Room B – 1<sup>st</sup> Floor**

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Downtown Commission  
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### **I. Attendance**

Present: Otto Beatty, Jr., (Vice Chair), Tedd Hardesty, Kyle Katz, Robert Loversidge, Mike Lusk, Jana Maniace, Danni Palmore

Absent: Michael Brown, Steve Wittmann

City Staff: Daniel Thomas, Dan Bletschmidt, , Elizabeth Brown

### **II. Approval of the June 23, 2015 Downtown Commission Meeting Results**

Move to approve (7-0)

### **III. Informational Presentation**

COTA – Brief update on Bus Rapid Transit

### **IV. Conceptual Reviews**

#### **Case #1 15-7-1C**

**Address:** 85-111 North High Street

**Applicant and Property Owner:** 85 North High Street LLC c/o Eclipse Real Estate

**Design Professional :** Kephart – Community • Planning • Architecture (Denver)

#### **Request:**

Conceptual review for a mixed use project comprised of apartments, ground floor retail fronting High Street and structured parking. CC3359.05(C)1)

#### **Discussion**

Jeff Edwards presented the case. KK – asked about the desire for a more emphatic building, be it taller or something else. KK – could the two breaks face Wall St.? Lucite wall on High St. would be interesting. RL – two pieces of very contemporary architecture and then one traditional brick piece – why are we making a new “oldie” building? A. – just for variation. We’re not 100%. RL – suggestion to show more context – buildings (51 E. Gay St.) on other side of Gay and Long. You’re really filling a whole. KK - How does it relate to the urban context? It’s unfortunate that there isn’t something that could allow you to go up even higher. Make something that really fits downtown. I don’t know exactly what, but this looks like it could be in a lot of other places rather than downtown. RL – I would encourage you to continue exploring a contemporary building. I like the “indents” on High St. This is an urban precedence, gets light and air into the center of the building. It’s a long way from Gay to Long. Consider a midway entrance. A. – 51 E. Gay will have a “bank hall” that will be open to all residents as community lobby. TH – what about the building at the end, adjacent

to Long? A. – my thoughts would be that it would go more contemporary. RL – it would be nice if it could be taller. Break up heights. A. – for sure, if a hotel, it will be higher.

There are 408 parking spaces, about 1.5 per unit. We will try and maintain about 150 spaces during the day for offices. 25 to 35% of residents will leave during the day and there is opportunity to share parking. ML – it seems over parked, the situation downtown is getting tight. JM – suggests that breeze way be developed with concern for light and interest. Possibly display windows. A. That is anticipated that it is retail.

Stuart Gibony – owner of Diamond Exchange on Gay St. Question about scale relationship with buildings to the west on Gay. Would like to see a little more sensitivity. A. – we can look at this. SG – what about transformer? A. will have screening. We are thinking about a small, vest pocket park. SG – I have waist high windows and what is outside of the windows is important to me.

### **Results**

Conceptual review only.

### **Case #2 15-7-2C**

**Address:** 358 Mt. Vernon Avenue

**Applicant:** JSDI Celmark, LTD.

**Property Owner:** Ballet Met

**Attorney:** James Maniace

**Design Professional :** Jonathan Barnes Architecture and Design

Mike Lusk and Jana Maniace recusing.

### **Request:**

Conceptual review for the renovation of a five story former warehouse building into apartments, interior parking and café. Project involves the addition of two new stories on top and addition to the rear. Largely bricked in windows will be opened up. CC3359.05(C)1)

### **Discussion**

Sara, JBA&D . Renovation of old warehouse – conversion into apartments. Mechanical parking system (which will be visibly displayed)– used extensively in San Francisco. Amenities will include café. Grade issues. Suggestion was made to have a wheel chair lift. Floor layouts were discussed. Market is mostly for students. Daylighting rooms in an existing structure was a challenge. Two new floors are proposed. There will be a cantilever – 2 ft. to the east and 10 ft. to the south. The developers are considering painting the building white to go with the limestone Ballet Met. The addition has the appearance of levitating. 12 ft. will also be added to the back of the building. The project will also have a coffee shop and a sidewalk café.

The cantilevers are going into the R.O.W., although power lines are on opposite sides of the streets. Sidewalk width is a concern with ramps and cafes.

### **Results**

Conceptual review only.

## **VI. Requests for Certificate of Appropriateness**

### **Case #3 15-7-3**

**Address:** 117 East Chestnut Street

**Applicant and Property Owner:** Richard T. Day

**Design Professional :** Meyer + Associates Architecture

#### **Request:**

Certificate of Appropriateness for rehabilitation of one story building. CC3359.05(C)1)

#### **Discussion**

A.-Exterior work only. The north side of the building is adjacent to a parking lot owned by someone else and is not part of the project. JM – Question about color selection. RL – Questions about the fence on the west façade and what is going on behind it. Questions about cedar fence. A. – a substitute material might be fiber cement board. RL – How about corrugated metal. KK – it reads as an enclosure for a dumpster. A. – the pizza place makes it hard to make a final decision. Behind the fence is a small platform attached to our building, it was used as an outdoor patio for Tradewinds. The west façade can be painted. RL – This is a significant improvement to a mediocre building, except for the fence. KK – maybe cement board with an interesting pattern. A. – willing to consider.

#### **Results**

Motion to accept with the condition that the alternative fence will be looked into. Submit fence to staff. (7-0)

### **Case #4 15-7-4**

**Address:** 285 North Front Street

**(Nationwide/ Front Street Parking Garage)**

**Applicant:** Nationwide Realty Investors

**Property Owner:** Nationwide Mutual Insurance

**Design Professional :** HOK (Columbus) BHDP (Columbus)

#### **Request:**

Certificate of Appropriateness for renovation of eight story parking garage, including graphics. CC3359.05(C)1); 3359.25

#### **Discussion**

PowerPoint shown of site context and submission. Color renderings brought. Brian Ellis – initial garage built in the mid 70's to accommodate One Nationwide Plaza. 2000 – expansion of the garage to the south. From 1,500 to over 3,000 spaces. Garage was dressed up. North façade needs updating. Outdated technologies. Wishes to work more closely with the Blue Jackets. Will act as marquee, announce events and support sponsors. Entertainment oriented to Battelle Plaza., bringing energy. Stretched panels, that will wrap around to NE and NW sides. New video board. LED lighting shown.

Changes to Front St. façade. Canopies, that weren't successful, will be removed. Disrupts street trees. Parking stretch banners are the same material as those on the north façade but are intend to direct and add color. The vinyl materials will be translucent. RL – questions about temporary nature of murals and the need for approvals A. -The structure will be permanent in terms of bracket and lighting. RL – TV screen, I get. JM – structure should be approved once. I would

think that the content would have to come before. The concept would be approved. KK – is it always sponsors? A. – It's a sports and entertainment district. Multi year contracts. OB – the current three sided billboards change now. What is the difference except for size? A. – I haven't made a distinction, I regard it as an update. KK – renovation and then content. Front Street – take canopies off, paint (to gray), blue fabric (which will be lit too). KK – Any art opportunities on the east façade? DB – new sconce lighting. Way finding at night for events is important.

RL – architectural changes will be positive. I still need to understand why these aren't advertising murals. I'm not objecting to them, but how do we tell the next applicant. TH – it is a good composition, reminiscent of Broad and High. It's an entertainment district. KK – We have to have a rational. 15 years of no complaints. One entity. RL – was approved as one iconic element, as entry to district. Will not subdivide the panels. KK – move to accept, with the stipulation that the five panels will not be subdivided.

### **Results**

Motion to approve renovation and graphics, with the stipulation that the five panels will not be subdivided. (7-0)

### **Case #5 15-6-5**

**Address:** 327 S. Washington Avenue

**Applicant:** Samuel C. Randazzo

**Property Owner. :** Sustainability Funding Alliance of Ohio (owned by applicant)

**Request** CC3359.23

Certificate of Appropriateness for the demolition of 327 S. Washington Avenue. To be replaced with grassed lot and tree.

*Carried over from June.*

### **Discussion**

Slides shown by staff. SR – Owns property and property just to the west (492 Mound St.) When offered property, was not interested in the house, but rather in parking spaces. After acquisition, property has been vandalized. Vagrants – bags of debris, vehicle hit gas line, A/C has been stolen. No plans to do anything with the property. Development will eventually remove this house. Would like to demolish house and remove fence and have grass lot. Children's Hospital parking just on the west side of the property. Will improve safety conditions. I think this is the best option. Has owned the property about 16 months and has not produced income. In answer: Has not been approached about a replacement plan. Children has not expressed interest although anticipates. Mound Street ramp exit is just to the south. RL – why not just take down the fence? It's more than just the fence. Clearing the site for development is something we stopped doing in the 1960's. This is a historic building, a remnant of what downtown used to be. It's the only one left in that particular are, there is no proposed use. No need to punish this building. Our criteria is that we need to see a plan for a replacement that is better.

TH – I would be in favor of some clean up – removal of fence and shed, allowing area to be safer. SR - The paved area would be turned into grass, currently that is being used by auto place across the street. Vandalism has already been done – doors have been ripped off. A lot of money will have to be put back into this, only to have it removed at some future point in time. ML – you just have to secure the house. JM – Removing the fence is primary. SR – boarding up strikes me as

not being helpful to the area. OB – Fences being down would mean that it would be more marketable. SR – Petty Auto Service, across the street has been trying to watch. KK – we are sympathetic but we have not hit the criteria where demolition is warranted at this point. SR – my daughter has a food truck business – what if the properties were redeveloped with that in mind? KK – don't take the house down for a food truck. OB – keep in mind the tenor of the Commission in terms of something for positive investment. Try to come up with a plan and then come back. JM – take down the fence and see what happens. Can come back to see if that is working. SR - Quite frankly, I have no more interest in investing anything more in this property, it's so damaged. KK – our hands are tied. OB – take fence down, at least the police could see into the property. KK – motion to table. TH – 2<sup>nd</sup>.

### **Results**

Motion to table. (7-0)

## **VII. Requests for Certificate of Appropriateness for Advertising Mural**

### **Case #6 15-7-5M**

**Leinekugel's Beer ad mural**

**Address: 110 N. Third Street**

**Applicant:** Orange Barrel Media

**Property Owner:** Exchange Urban Lofts Condominium Association

**Design Professional:** Orange Barrel Media

### **Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 110 N. Third Street. Proposed mural – Leinekugel's Harvest Patch Shanty. There have been numerous murals at this location, the latest being for the Lake Erie Love. CC3359.05(C)1); 3359.25

**Dimensions of mural:** 26'W x 76'H, lit

**Term of installation:** Seeking approval from August 27 through October 7, 2015

**Area of mural:** 1,976 sf

**Approximate % of area that is text:** 5%

### **Discussion**

Jeff Brown – Fall motif. Megan Knox – OB suggested changes but client wanted to hear if Commission wished for any changes. KK – smaller bottle might be great.

### **Results**

Motion to approve, with reduction of bottle. Resubmit to staff. (5-2) Loversidge, Maniace.

### **Case #7 15-7-6M**

**Mellow Yellow ad mural**

**80-82 N. High Street**

**Applicant:** Orange Barrel Media

**Property Owner:** Haines Mansion LLC

**Design Professional:** Orange Barrel Media

**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation at 80-82 N. High Street. Proposed mural – Mellow Yellow – “...This is MY world”. The Downtown Commission has previously approved numerous murals, the last being for Riunite Lambrusco. CC3359.05(C)1); 3359.23

**Dimensions of mural:** 59’W x 49’H Two dimensional, lit

**Term of installation:** From August 13 through October 21, 2015

**Area of mural:** 2,891 sf

**Approximate % of area that is text:** 5%

**Discussion**

OB – maybe they are advertising boats. TH – hard time arguing against it.

**Results**

Move to approve. (7-0)

**VII. Business / Discussion**

Invited to attend Historic Preservation Commission Officers meeting to hear City Attorney.

**Public Forum**

Staff Certificates of Appropriateness have been issued since last meeting (June 23, 2015)

1. 31-55 W. Long St. – Roofing
2. 23 N. Fourth St. – Graphics for SID Offices
3. 620 E. Broad St. – Reface monument sign
4. 268 S Fourth St. – Kitchen hood for Mikey’s Late Night Pizza
5. 365 S. Fourth St. – Signage
6. 268 S. Fourth St. – Awning for Mikey’s Late Night Pizza
7. 250 E. Broad St. – Rooftop AC Chillers
8. 340 E. Gay St. – Lomonico’s signage
9. 340-342 E. Gay St. – Landscape, site plan revisions – incorporate R.O.W. (landscape), refuse to Hill’s Market
10. 231 N. Fifth St. – Windows
11. 199 E. Broad St. – kitchen hood for SuperChef’s
12. 350 N. High St. – AT&T rooftop antennas – Hyatt Regency
13. 525 E. Mound St. – Children’s Hospital signage (offices)
14. 136 E. Long St. – Pave 7 stripe existing parking, landscape edge
15. 325 E. Long St. – Jimmy John’s blade sign
16. 75 S. Fourth St. – YWCA construction banners
17. 457 Neilston St. – Beer distribution warehouse (feted with Commission and Chair)

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.**